

JULY 21, 2008

The regularly scheduled meeting of the Mansfield Township Land Use Board was called to order by Vice Chairman Richard Myers at 7:30 PM.

The meeting was opened by stating that adequate notice of this public meeting had been provided in accordance with the Open Public Meetings Act by:

1. posting a notice of this regular meeting on the bulletin board of the Municipal Building;
2. causing said notice to be published in The Star Gazette;
3. furnishing said notice to those persons requesting it pursuant to the Open Public Meetings Act; and
4. filing said notice with the Township Clerk.

Rosemarie Hight was issued the Oath of Office by Board Attorney William Edleston, and welcomed as the First Alternate.

Present: Myers, Baldwin Watters, Mannon, Hazen, Creedon, Vaezi, Mills, Hight.

Absent: Barton.

Also present: William Edleston, Esquire; Douglas Mace, P.E.

The Pledge of Allegiance was recited.

MOTION was made by **HAZEN** to approve the minutes of the June 16, 2008 meeting, as written.

SECONDED: CREEDON.

Those in favor: Watters, Mannon, Hazen, Creedon, Vaezi, Myers.

Opposed: None.

Abstained: Baldwin, Mills, Hight.

MOTION was made by **WATTERS** to approve the resolution for Case #08-02, Karl Strohmaier.

SECONDED: VAEZI.

Those in favor: Watters, Hazen, Creedon, Vaezi, Myers.

Opposed: None.

Abstained: None.

Case #08-01, Richard Baker

Present for the applicant: Richard Baker

Mace indicated an updated survey map was submitted, and the tax map would be updated to indicate two taxable lots being separated by Bright Road.

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Baldwin explained that he had visited the site with the Department of Public Works supervisor, and requested a gravel turn-around for the snow trucks.

MOTION was made by **MYERS** authorizing Edleston to draft a resolution indicating that no subdivision or variances were required for Case #08-02, Richard Baker.
SECONDED: BALDWIN.

Those in favor: Mannon, Hazen, Creedon, Vaezi, Mills, Baldwin, Watters, Myers.
Opposed: None.
Abstained: None.

MOTION was made by **MANNON** to carry Case #08-03, Igor Perunsky to the next regular meeting, without further notice.
SECONDED: HAZEN.

Those in favor: Hazen, Creedon, Vaezi, Mills, Hight, Baldwin, Watters, Mannon, Myers.
Opposed: None.
Abstained: None.

Case #08-05, Sidney A. Clarke Concept
Present for the applicant: Sidney A. Clarke

Clarke explained that he would like to construct a deck on the back of his home, but he can't meet the side yard setback requirements.

Mace explained further that he would require a side yard variance, but would have to produce evidence that he attempted to purchase additional property, etc.

Clarke indicated the adjacent lot is in foreclosure. Mace suggested that Clarke attend the governing body meeting and offer to purchase the adjacent lot, which would in turn eliminate the need for the variance.

Case #05-02, AZR1, LLC
The application was not represented

MOTION was made by **MANNON** to carry the matter to the August agenda
SECONDED: HAZEN.

Those in favor: Creedon, Vaezi, Mills, Hight, Baldwin, Watters, Mannon, Hazen, Myers.
Opposed: None.
Abstained: None.

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Case #08-06, G & S Realestating, LLC (Samah Ismail) Concept

The application was not represented

The Board Secretary indicated the application was on hold, and it would be removed from the agenda until further notice.

My Cleaners – 1976 Router 57

Present for the application: John Lee

Lee explained he had a catastrophic fire at his cleaning establishment, but wanted a temporary trailer in order to keep conducting his business while under reconstruction.

Mace indicated there were no provisions in the ordinance to allow for the trailer or a temporary sign. Mace suggested the board grant permission for the trailer and sign for a period of one year.

Mannon stated this is a unique situation, and the ordinance should address such matters.

MOTION was made by **MANNON** to grant permission to John Lee of The Cleaners at 1976 Route 57 to install a trailer with the cooperation of the engineer's office for a period of one year as a drop-off and pick-up location for customers, and for the installation of a sign as specified in a letter addressed 7/18/08.

SECONDED: BALDWIN.

Those in favor: Vaezi, Mills, Hight, Baldwin, Watters, Mannon, Hazen, Creedon, Myers.

Opposed: None.

Abstained: None.

Mace stated the ordinance should be changed to address a catastrophic situation.

Baldwin stated there are a couple of ordinances to be address, and he would include this one.

Discussion of the Master Plan Reexamination Draft Report

Baldwin stated the planner couldn't be at the meeting. Baldwin indicated that most of the changes to the plan were at the suggestion of the Township Engineer or the subcommittee.

MOTION was made by **MANNON** to establish the date for the Master Plan Reexamination Report public hearing as the third Monday in August (provided the planner can attend the meeting). If the planner is unable to attend the third Monday of August, the third Monday of September would be the date.

SECONDED: HAZEN.

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Those in favor: Mills, Hight, Baldwin, Watters, Mannon, Hazen, Creedon, Vaezi, Myers.
Opposed: None.
Abstained: None.

A consensus of the board indicated the matter should be listed first on the August agenda.

MOTION was made by **MANNON** to authorize the attorney to correspond with the Township Committee to review and attempt to address the issue of temporary signs.
SECONDED: HAZEN.

Those in favor: Hight, Baldwin, Watters, Mannon, Hazen, Creedon, Vaezi, Mills, Myers.
Opposed: None.
Abstained: None.

Under new business, Watters indicated disagreement with the use of \$450,000 of Open Space money to fund a hiking trail at the park. Watters indicated the Environmental Commission was also opposed. Watters asked the Planning Board to consider the matter, and if opposed, send a letter to the Township Committee.

Further discussion took place regarding the proposed expenditure, and the miles of trails already in place in the County.

MOTION was made by **WATTERS** to authorize the attorney to draft a letter to the Township Committee opposing the expenditure of \$450,000 of Open Space money for the purpose of providing a walking trail.
SECONDED: HAZEN.

Those in favor: Watters, Mannon, Hazen, Creedon, Vaezi, Mills, Hight, Myers.
Opposed: Baldwin.
Abstained: None.

Kathy Todd, Chairman of the Environmental Commission, stated the proposed 3/4" stone trail is not conducive to strollers, bikes, or even walking. Todd indicated a mowed grass trail would be a safer path for all ages, and much less expensive.

MOTION was made by **MYERS** to authorize the Township Committee payment of the professional invoices.
SECONDED: VAEZI.

Those in favor: Watters, Mannon, Hazen, Creedon, Vaezi, Mills, Hight, Baldwin, Myers.
Opposed: None.
Abstained: None.

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MOTION was made by **BALDWIN** to adjourn the meeting at 8:35 PM.
SECONDED: HAZEN.

Voice vote: ALL IN FAVOR.

Respectfully submitted,

Patricia D. Zotti, Secretary
As Written